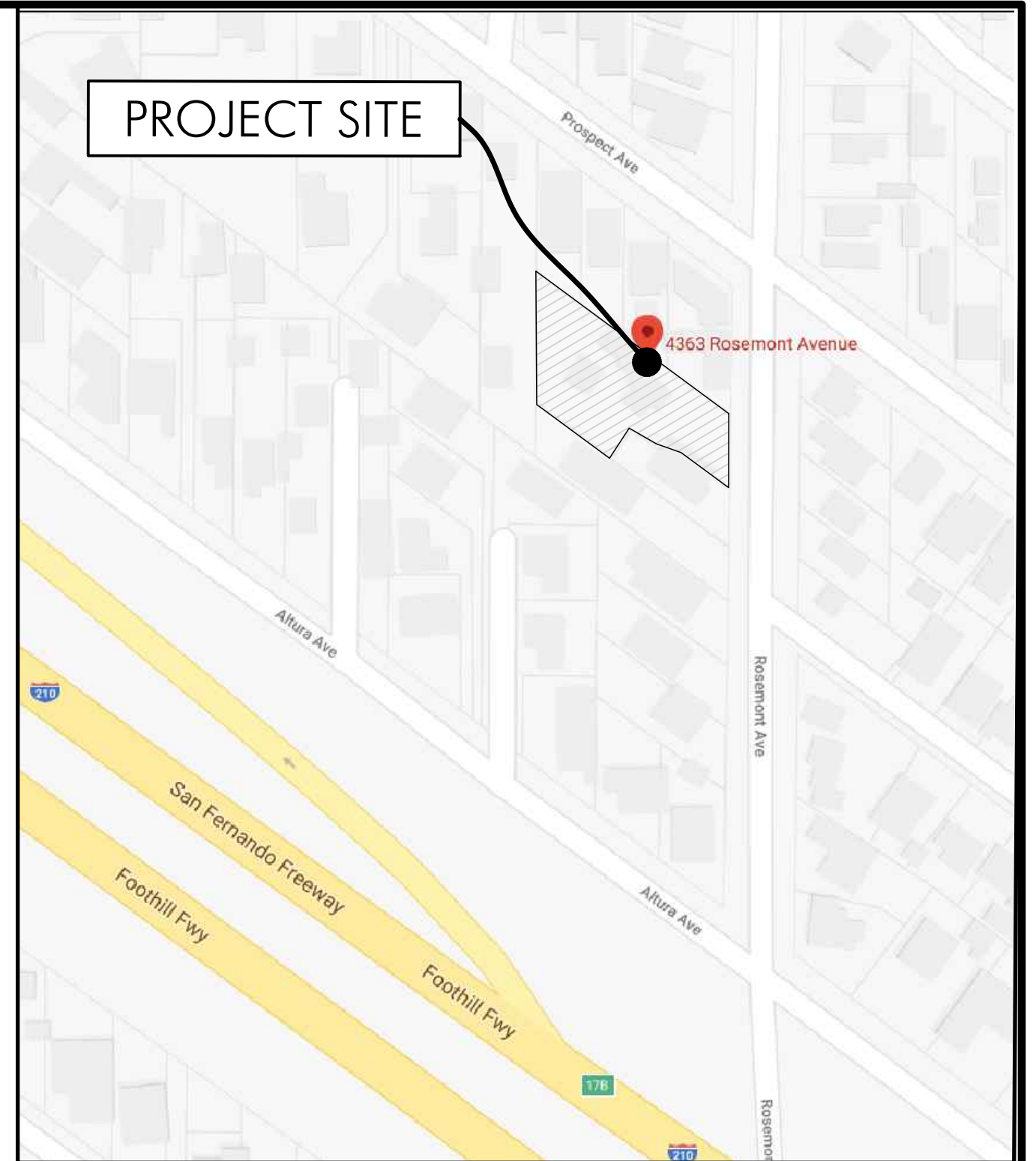
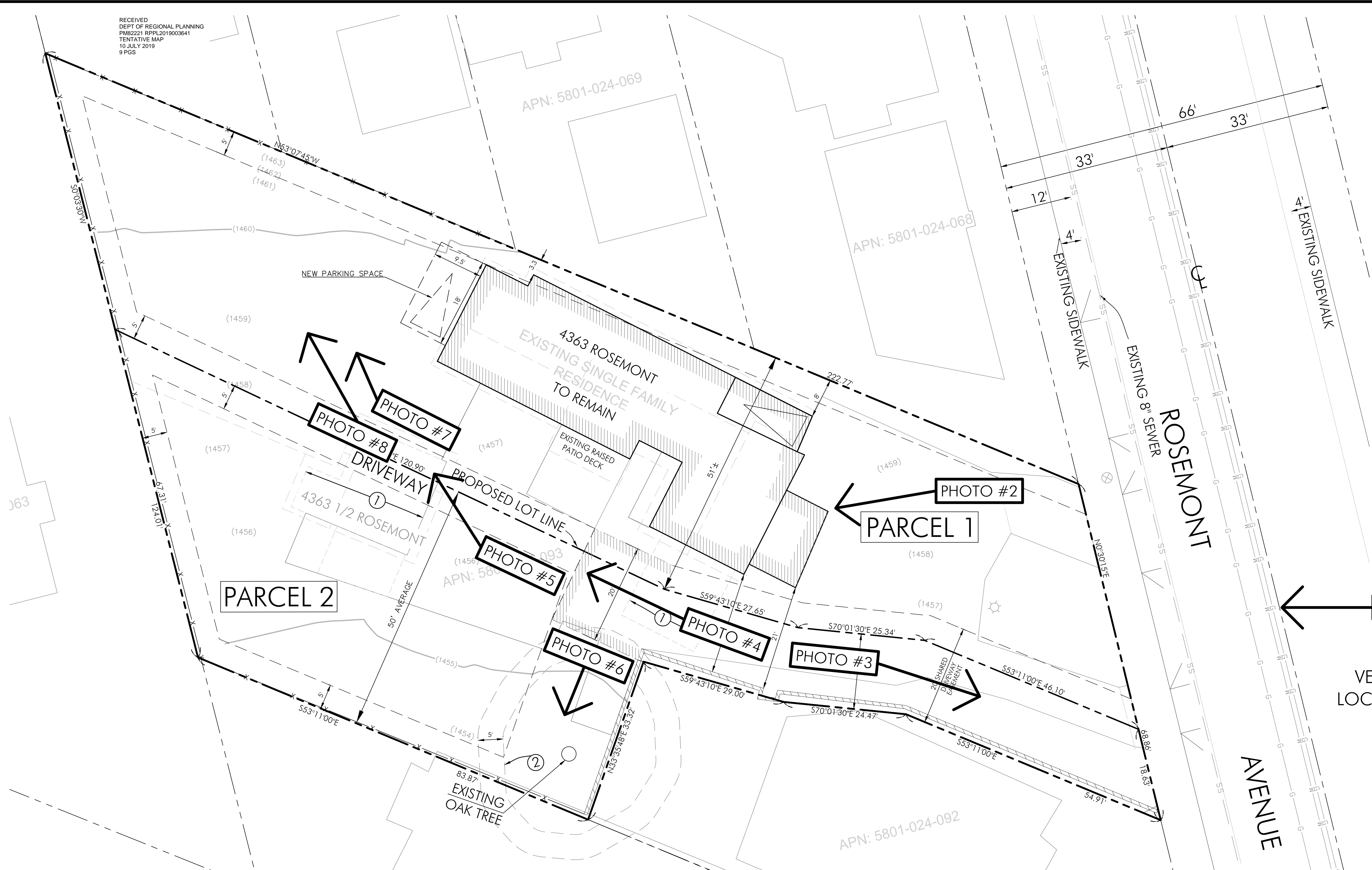


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9 PGS



VICINITY MAP
N.T.S.

INDEX MAP
MINOR LAND DIVISION
VESTING TENTATIVE PARCEL MAP NO. 82221
LOCATED IN THE UNINCORPORATED TERRITORY
OF THE COUNTY OF LOS ANGELES

STEVE LEE
4363 & 4363 1/2 ROSEMONT AVE.
LA CRESCENTA, CA 91214
A.P.N.: 5801-024-093

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 2 AND 3 OF TRACT NO. 7388, IN
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 106, PAGE 51 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MAY 17, 2019

ENGINEER:

RANDALL A. GREENWOOD
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
(818) 865-4168

PLANS PREPARED BY:

PACIFIC COAST CIVIL, INC.
30141 AGOURA ROAD, SUITE 200
AGOURA HILLS, CA 91301
PH: (818) 865-4168
FAX: (818) 865-4198

OWNER/DEVELOPER:

STEVE LEE
4363 ROSEMONT AVE
LA CRESCENTA, CA 91214

PLANS PREPARED FOR:

STEVE LEE
4363 ROSEMONT AVE
LA CRESCENTA, CA 91214

LEGEND:

- CENTER LINE
- SS SS SS SANITARY SEWER LINE
- W W W WATER LINE
- G G G GAS LINE

NOTES:

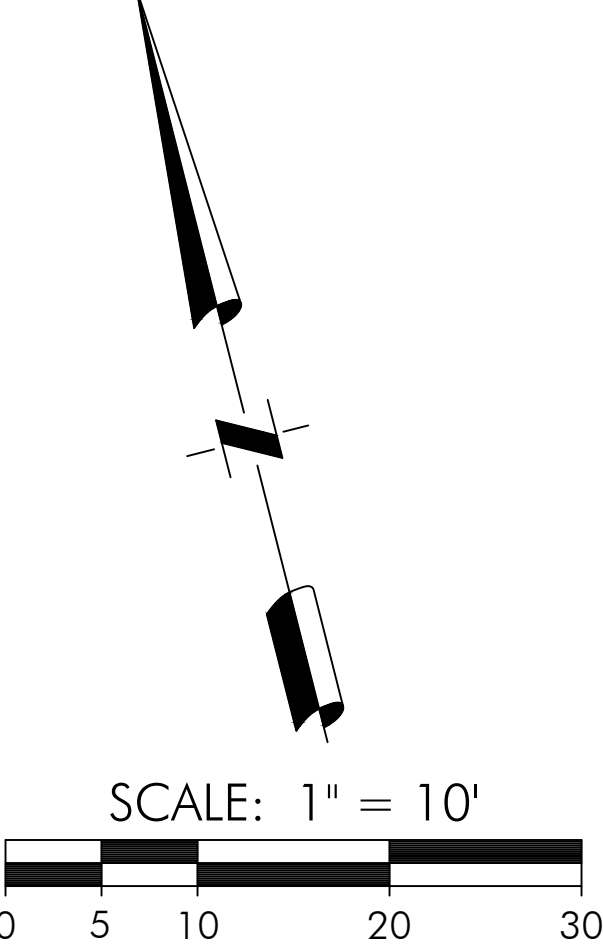
- ASSESSOR PARCEL NO. 5801-024-093
- CURRENT USE: SINGLE FAMILY DWELLING
- SITE SLOPES FROM NORTH TO SOUTH.
- SEWAGE DISPOSAL BY PUBLIC UNDERGROUND SEWER SYSTEM.
- 1 OAK TREE ON PROPERTY
- SITE IS WITHIN DESIGNATED HILLSIDE AREA.
- SITE IS NOT WITHIN THE COASTAL ZONE.

CONSTRUCTION NOTES:

- EXISTING STRUCTURES TO BE DEMOLISHED
- DRIPLINE RADIUS OF OAK TREE

PROJECT STATISTICS:

EXISTING AND PROPOSING LAND USE DESIGNATION:	H-9
EXISTING ZONING:	R-1
TOTAL LOT SIZE:	0.39 ACRES (17,027.23 SQ.FT.)
PARCEL 1 SIZE:	0.193 ACRES (8,525.73 SQ.FT.)
PARCEL 2 SIZE:	0.197 ACRES (8501.5 SQ.FT.)
ZONE DISTRICT:	MONTROSE
MAP NUMBER:	1922213
TRACT NO.:	7388
MAP BOOK:	106-51
MINIMUM REAR YARD DEPTH	15 FEET
FRONT YARD SETBACK	20 FEET REQUESTED



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